

Summary of Proposed 2009 King County Process Improvements

July 24, 2009

King County Code (K.C.C.)	Description	Comments
Condominiums and Binding Site Plans		
19A.04 (New Section) 19A.20.010 19A.20.020 19A.24.010 19A.24.030	Clarify purpose of review and simplify procedure for recording condominiums and binding site plans.	
Boundary Line Adjustments		
19A.28.020	<ul style="list-style-type: none"> Boundary line adjustment that eliminate lot lines is considered a minor adjustment. Department may specify format and requirements. 	<ul style="list-style-type: none"> Will allow DDES to simplify process for approving boundary line adjustments when lot lines are being eliminated.
Pre-application Conferences		
20.20.030	<ul style="list-style-type: none"> Department will assign a project manager for a pre-application conference. Information presented at the pre-application conference is valid for one year. Current period of validity is 180 days. 	<ul style="list-style-type: none"> Project managers ensure smooth project processing and reduce overall cost to applicants.
Notice of Application		
20.20.060	<ul style="list-style-type: none"> Notice of Type 1 permits that do not require a notice of application will be posted on the DDES website and by electronic newsletter. A notice of application will be posted on the DDES website and by electronic newsletter. Published notice in the official county newspaper is not required. 	<ul style="list-style-type: none"> Most Type 1 decisions currently require no public notice. Eliminating requirement for newspaper notice will reduce costs and delay in providing notice.
Permit Timelines		
20.20.100	<ul style="list-style-type: none"> The department may deny or cancel a permit if an applicant fails to provide acceptable studies, reports, or other information after two requests. 	<ul style="list-style-type: none"> Repeated requests for information results in increased permit costs for applicants and time consuming process for applicant and the department.
Rezoning		
20.24.190	<ul style="list-style-type: none"> Clarifies standards for hearing examiner when deciding whether to approve a rezone or shoreline environment redesignation. 	<ul style="list-style-type: none"> Current code is outdated and has led to confusion about when a rezone should be allowed.

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Zoning Code (Title 21A)		
Permitted Uses		
21A.20.030 (Residential Uses)	<ul style="list-style-type: none"> Allows cottage housing as a permitted use in the R1 – R8 zones. Allows bed and breakfasts in the F zone as a permitted use under the same conditions as in the RA zone. 	<ul style="list-style-type: none"> Cottage house is currently a conditional use. In the A zone, B&Bs are a permitted use only for up to five guests
21A.08.040 (Recreational/Cultural Uses)	<ul style="list-style-type: none"> Clarifies the application of SIC 7999 – Amusement and Recreation Services. Allow museums and libraries in the R12- R48 zones as a permitted use. Allow drive-ins and amusement parks in the RB zone as a permitted use. Allow conference centers in the CB zone as a permitted use. 	<ul style="list-style-type: none"> The application of SIC 7999 under the zoning code is confusing and difficult to interpret. Currently allowed as a conditional use or as a permitted use when accessory to a park. Currently allowed as a conditional use. Currently not allowed in the CB zone.
21A.08.050 (General Services Uses)	<ul style="list-style-type: none"> Allow cemeteries in the residential zones as a permitted use, subject to conditions. Allow miscellaneous repair facilities in the A and RA zones as a permitted use when accessory to a forestry or agricultural use. Allow social service uses as a permitted use in the residential zones and the NB zone when reusing a surplus non-residential facility. Otherwise, allow as a conditional use. Allow dog training facilities in the RA and UR zones as a permitted use, subject to conditions. The facilities are limited to classes of 12 dogs. Allow kennel-free dog day care facilities in the RA zone as a permitted use, subject to conditions. 	<ul style="list-style-type: none"> As a permitted use, only columbariums are allowed and only when accessory to a church. As a reuse of a surplus facility, social service uses currently require a conditional use permit. In the RA and UR zones, dog training facilities require a conditional use permit. Kennel-free dog day care facilities are currently only allowed as a conditional use.
21A.08.060 (Government/Business Services Uses)	<ul style="list-style-type: none"> Allow self-service storage as a permitted use in the R12-48 zones when accessory to an apartment development of at least 12 units. 	<ul style="list-style-type: none"> These self-service storage uses are currently a conditional use.
21A.08.070 (Retail Uses)	<ul style="list-style-type: none"> Allow small department stores, food stores, restaurants, florists, book stores, and drug stores in the R12-48 zones as a permitted use, subject to conditions. 	<ul style="list-style-type: none"> Small scale retail uses are currently allowed as a conditional use subject to these same conditions.
21A.08.080 (Manufacturing Uses)	<ul style="list-style-type: none"> Allow food processing and wineries and breweries in the NB, CB, and RB zones as permitted uses, subject to conditions. 	<ul style="list-style-type: none"> Food processing and wineries and breweries are generally not allowed in these zones under the existing code.

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Critical Areas		
21A.24.045	<ul style="list-style-type: none"> Allow new on-site septic system or well as an allowed alteration in wetland and aquatic area buffers, but not in a severe channel migration hazard area. 	<ul style="list-style-type: none"> Septic systems and wells in buffers currently require an alteration exception.
21A.24.325 21A.24.	<ul style="list-style-type: none"> If a wetland or aquatic area buffer includes a steep slope, the buffer is the greater of the buffer specified for the critical area or the top of the slope. 	<ul style="list-style-type: none"> The code currently sets the buffer as the greater of the specified buffer or 25 feet beyond the top of the slope
Temporary Uses		
21A.32.120	<ul style="list-style-type: none"> Temporary use permit valid for one year. Temporary use permit may be renewed annually up to five years 	<ul style="list-style-type: none"> Currently, temporary use permits are only valid for 180 days in a year and may not be renewed.
Transfer of Development Rights		
21A.37.020 21A.27.040	<ul style="list-style-type: none"> A TDR sending site must be a buildable lot for the zone in which it is located. Specify minimum lot size for TDR sending sites created prior to September 17, 2001. 	<ul style="list-style-type: none"> Clarifies ambiguity in current code.
Repealers		
20.20.110 20.20.130	<ul style="list-style-type: none"> A quarterly report requirement on department efforts to ensure that environmental protections are maintained during implementation of 1996 regulatory reform ordinance. A citizen's oversight to review implementation of 1996 regulatory reform ordinance. 	<ul style="list-style-type: none"> The reporting requirement and the committee expired October, 1998.